LOT 8 BLOCK 2 BLAINE ESTATES PHA
WD 1036-1462, DC 1438-1419, LE 1

LACHANCE WAYNE ARTHUR
580 SW BUCHANAN DR
LAKE CITY, FL 32024

**2027**

**22-4S-16-03090-138**

## BUILDING CHARACTERISTICS

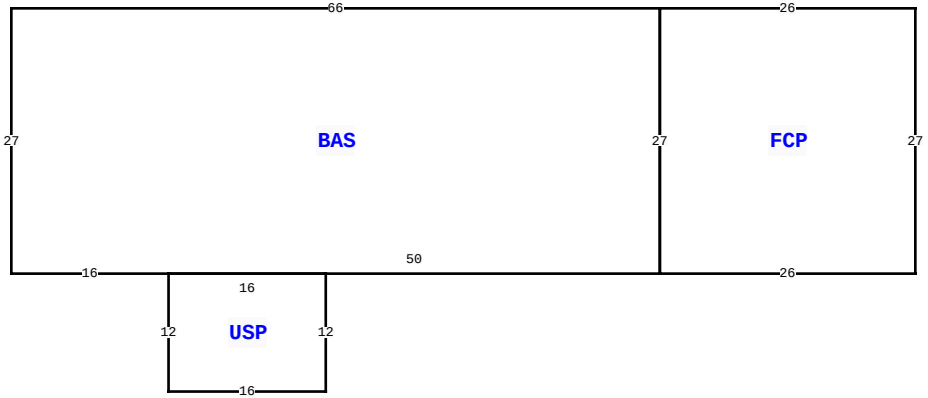
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 22416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,782 | 100 | | 1,782 | 127,969 |
| FCP | 702 | 25 | | 176 | 12,639 |
| USP | 192 | 35 | | 67 | 4,811 |
| TOTALS | 2,676 | | | 2,025 | 145,419 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,025 | 118.8000 | 110.48 | 223,722 | 2005 | 2010 | 0 | 0 | 0 | 35.00 | 65.00 |

1 MANUF 1 100% - 2026 Heated Area: 1782 HX Base Yr 2026




580 SW BUCHANAN DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/21/2023 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2005 | 2005 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 168.00 | UT | 12.00 | 12.00 | 100 | 2007 | 2007 | 3 | 100 | 2,016 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 35.00 | UT | 7.50 | 7.50 | 100 | 2007 | 2007 | 3 | 100 | 263 | |
| 5 | 0166 | CONC,PAVMT | 0 | 100 | 4 | 92 | 368.00 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 1,104 | |
| 6 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 600 | |
| 7 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 250 | |
| 8 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 2,000 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 145,419 |
| TOTAL MARKET OB/XF VALUE | | 14,433 |
| TOTAL LAND VALUE - MARKET | | 22,500 |
| TOTAL MARKET VALUE | | 182,352 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 182,352 |
| TOTAL EXEMPTION VALUE | HX HB 13 | 182,352 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 182,352 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 183,919 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 23124 | M H | 322 | 05/10/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1556/2686 | 12/19/2025 | WD | Q | I | 01 | 235,000 |
| GRANTOR: NEEL THOMAS DARIN | | | | | | |
| GRANTEE: LACHANCE WAYNE ARTH | | | | | | |
| 1544/1080 | 7/11/2025 | QC | U | I | 11 | 100 |
| GRANTOR: NEEL THOMAS CECIL | | | | | | |
| GRANTEE: NEEL THOMAS DARIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W66 S27 E16 USP= S12 E16 N12 W16$ E50 FCP= E26 N27 W26 S27$ N27$.

## LAND DESCRIPTION

TOTAL OB/XF 14,433

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0200 | C | MBL HM | 100 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |

REVIEW DATE 01/20/2026 BY TP Total Acres: 1.01 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS